



**Townsend Planning Commission Meeting Agenda
February 10, 2021 @ 7:00 pm
Via Conference Call**

7:00 pm – PC Meeting

I. Call to Order

II. Opening Ceremonies

a. Roll Call- Troy Geiger, Sheryl Rojas, James Reyes, Louis Krause, Tom McDonald

b. Pledge of Allegiance

c. Visitor Acknowledgement

Jim Curran- KC Technologies, Ray Peckifis- Townsend Acres Owner, Dwyane Ryan- DR Horton builder

d. Additions/Changes to the Agenda

Motion made and approved to move the discussion of Townsend Acres prior to Chapter 66 edits

e. Announcements- no announcements

III. Minutes January 13th meeting to review and approve.

Motion made and approved by unanimous vote.

IV. Review feedback from Town Council regarding Chapter 66 conflicts

IV. Meeting and discussion with the developer for Townsend Acres on the plans for Development for Townsend Acres

Initial discussion began December 2018 for annexation for 38 homes. March 2019 came before the PC Commission and project was approved but annexation was never done. Townsend updated Chapter 66 in the Summer of 2019. Developer is requesting several variances from the new ordinances in order to move forward with the project.

PC questioning lack of second access point to the new subdivision. Developer will not acquire the land now. Mr. Mangeri stated there is a paper street that extends out to Gray Street but the current owner is not interested in annexing into Town at this time.

PC also questioning the reduction in the diameter of cul-de-sac according to new code. Neighborhoods are already having public safety issues with fire and parking. Also

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If you choose to access the meeting online join the online meeting:

<https://us02web.zoom.us/j/4077026733?pwd=Tjj6NmhzMHdOT1dDa3h0Ty8wY0pUQT09>

question about the reduction in the side setback that were 5ft and the homeowners are now experiencing drainage issues. The front setback is 25ft so driveways would allow cars to fit in the driveways and not block the sidewalks. Developer states that only having houses on a single side of the street would help with parking. Streets will only be 24ft and our code states 28ft wide curb to curb.

Viewed DR Horton home options for 40ft wide homes (4 bedrooms) and manufactured homes. Price point is mid 300's-400's optioned out. The modular homes would be in the 200's range. DR Horton states that the modular homes are currently less desirable home. Both homes are built on crawl space or slab- no basements. No basements are good because of the issues other neighborhoods having issues with sump pumps and water pouring into the streets and causing icing. Developer suggested side yard drainage to tie into the main sewer. PC suggested that may be required if they want the setback to 5ft to avoid the same water drainage issues.

Wet lands survey done over a year ago and PC asking if measurements done during the highest water level of the season. Developer believes it was done at during the wet season but can provide written reports.

PC explained that the Chapter 66 updates were all generated by issues the Town was receiving from the various subdivisions throughout Townsend. Currently the development cannot meet all the new code changes without variances. PC members stated they can take the plan under review and research the variance requests to make sure they are not creating a public safety issue.

PC members have instructed Mr. Mangeri to speak with the developer to provide a more structured site plan adhering to the current code as much as possible especially when dealing with public safety issues- street width, cul-de-sac diameter, setback and drainage concerns. Please include the Planning Commission flow chart for the developer and a sketch that was done showing more units, meeting our road widths, and less variances would be needed.

V. Review feedback from Town Council regarding Chapter 66 conflicts

Councilman Lobdell's edits were reviewed and accepted. PC will review the rest of Chapter 66 to for any additional corrections/changes. A formal letter will be sent to Town Council after the document review is complete. This will be presented as a total remove and replace of Chapter 66. PC goal is to complete the document review for the March meeting so that Town Council can be ready for Public Hearing for April.

VI. Discuss any new proposals that have been submitted.

Event barn may be coming to Willey's property. Mr. Mangeri is receiving many calls about infill, manufacturing, lot across from the new church. Also, a review of abandoned and unsafe structures in town are under discussion.

VII. Adjourn.

9:30 pm